



# CITY OF ORMOND BEACH

Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

April 26, 2018

To Property Owners in the Vicinity of  
The Shoppes on Granada, Phases I and II

The City of Ormond Beach is currently processing an application submitted by Roger Strcula, PE, President, Upham, Inc. for Ferber Construction Management, LLC, with the authorization of multiple property owners including, Virginia Roney (1268 West Granada Boulevard), Salzburg Animal Hospital, Inc. (1254 West Granada Boulevard), John and Ruth Vinall (7 Mirror Lake Drive) Shirley Hess (21 Mirror Lake Drive), and Seacoast National bank (1240 West Granada Boulevard), for a Special Exception to allow one restaurant type C use (PDQ – People Dedicated to Quality) within the Shoppes on Granada, Phase II. The project area for the proposed restaurant type C shall be located approximately 165 linear feet west of the intersection of Mirror Lake Drive and West Granada Boulevard with a proposed address of 1246 West Granada Boulevard. The site is zoned B-10 (Suburban Boulevard) and a restaurant type C requires issuance of a Special Exception in accordance with Section 2-31.E.5. of the Land Development Code.

The Shoppes on Granada, Phase I includes the properties at 1290, 1298 and 1310 West Granada Boulevard. The Shoppes on Granada, Phase II proposes to expand the commercial uses constructed with the Phase I development. The land area for the proposed Shoppes on Granada, Phase II includes 1268 West Granada Boulevard, 1254 West Granada Boulevard, 7 Mirror Lake Drive, a portion of 21 Mirror Lake Drive, and a portion of 1240 West Granada Boulevard. The subject Special Exception for a restaurant type C use is for property within Shoppes on Granada, Phase 2, with a proposed address of 1246 West Granada Boulevard.

As the owner of property located within 300' of the site under consideration, you are hereby notified that a Public Hearing will be held to consider this request on the following date:

## Planning Board

**Date:** Thursday, May 10, 2018  
**Time:** 7:00 PM  
**Location:** City Commission Chambers  
City Hall  
22 South Beach Street  
Ormond Beach, FL

The 300' notice letter was performed from the entire property boundary of the Shoppes on Granada Boulevard, Phases 1 and 2.

All persons wishing to speak for or against the request for the Special Exception for one restaurant type C use shall have the opportunity to be heard at the Public Hearing. There shall be an additional public hearing before the City Commission which property owners within 300' of the overall property shall be notified at a later date. A copy of the

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location map and site plan is enclosed for your information. If there are any questions regarding the special exception application, I may be contacted at (386) 676-3345 or by e-mail at [Laureen.Kornel@ormondbeach.org](mailto:Laureen.Kornel@ormondbeach.org).

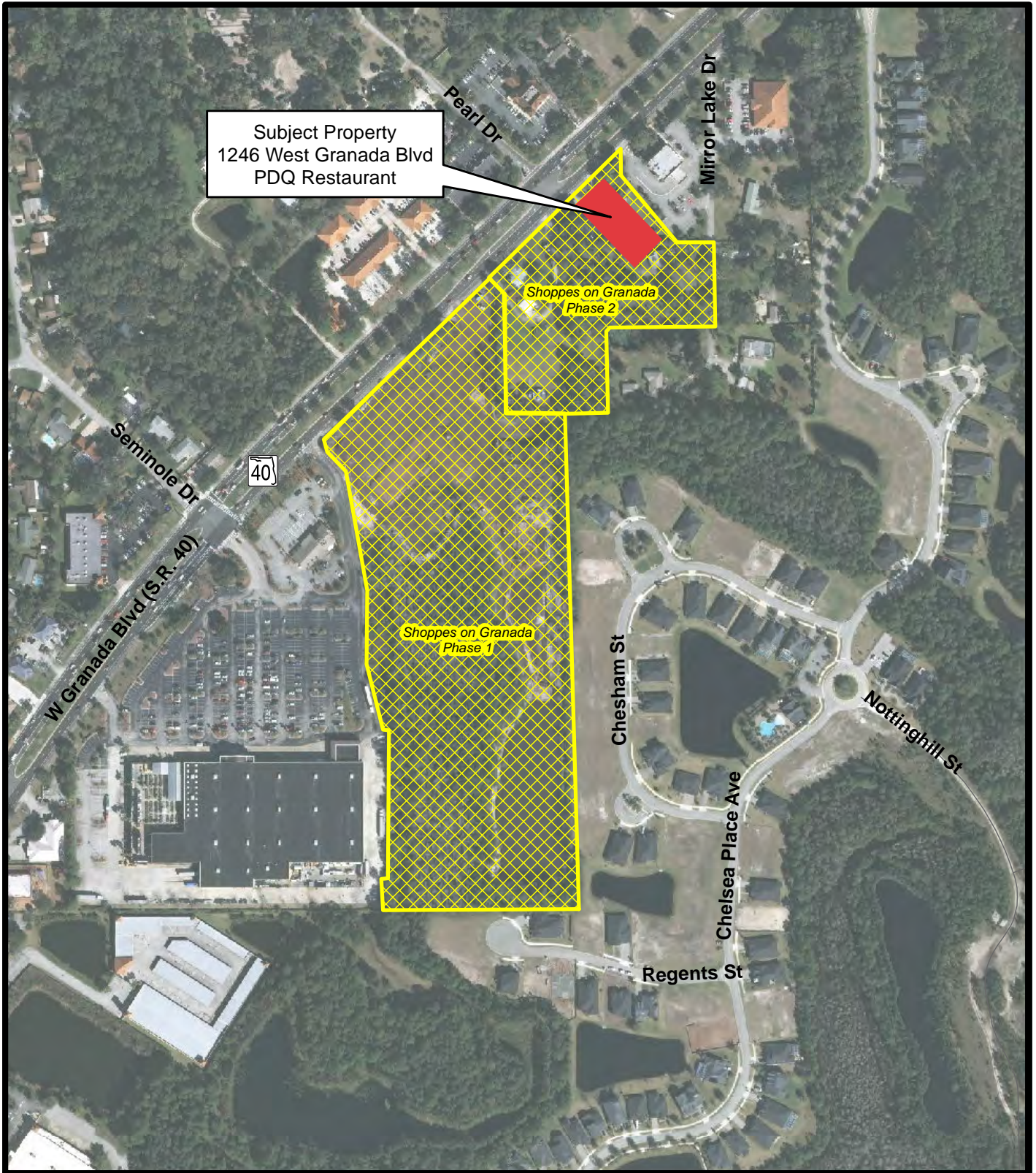
Sincerely,

A handwritten signature in blue ink that reads "L. Kornel". The signature is written in a cursive, flowing style.

S. Laureen Kornel, AICP  
Senior Planner

Enclosures: Location Map  
Site Plan





Subject Property  
1246 West Granada Blvd  
PDQ Restaurant

Shoppes on Granada  
Phase 2

Shoppes on Granada  
Phase 1



**AERIAL MAP  
SHOPPES ON GRANADA  
(PHASES 1 & 2)**

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Prepared By: The City of Ormond Beach  
G.I.S. Department - April 19, 2018

